

MINUTES OF THE HOWARD COUNTY PLANNING BOARD – April 26, 2007 P.M.

Members Present: David Grabowski, Vice-Chair; Linda Dombrowski; Gary Rosenbaum; Ramsey Alexander, Jr.

Members Absent: Tammy CitaraManis, Chairperson

DPZ Staff Present: Marsha McLaughlin; Zan Koldewey; Mike Antol; Lisa Kenney

Pre-Meeting Minutes

The Board discussed the order of the cases on the agenda as well as their calendar and future cases. They also stated that the June 7th meeting could be used for a worksession on ZRA 79 and 83 if needed.

Minutes

No minutes were voted upon.

PUBLIC MEETING

Ms. CitaraManis opened the public meeting at 7:00 p.m.

ZONING BOARD CASES

ZB-1066 – Murray Hill PSC, LLC

Presented By: Zan Koldewey
Petition: To increase the units without increasing the floor plan and to take advantage of the change occasioned by Council bill 22-2006. East side of Gorman Road, 1400' north of Skylark Blvd. (9880,9900,9910 & 9890 Gorman Road)
DPZ Recommendation: Approval
Petitioner's Representative: Dave Carney

Ms. Koldewey gave an overview of the request and explained that the Petitioner would utilize attic and gable space in order to accommodate additional units and would not require additional floor plan space for the proposed age-restricted housing.

Mr. Rosenbaum asked the location of emergency access entrances and Ms. Koldewey explained that those are reviewed during the SDP stage.

Mr. Alexander questioned moderate income housing unit requirements and Ms. Koldewey explained that MIHU is not a requirement for the project.

Paul Revelle of 6300 Woodside Court, Suite A, explained the history of the site as well as ZRA 69, which was adopted in 2006 in order to allow the project to go forward. He also stated that the plan meets the PSC zoning criteria and that the road frontage will be improved in order to allow for safe sight distance.

Ms. Dombrowski asked several questions regarding changes to the size of units, elevator access as well as community amenities. Mr. Revelle stated that the square footage of the units would vary by floor and that all buildings contain elevators, which also access the parking garage. He also explained that the community building would be a third larger than the one at the Cedar Lane project.

Jim Botsford of 8585 Light Moon Way, Laurel Maryland spoke in opposition of the proposed plan stating his concerns regarding traffic and sight distance problems.

Judy Fisher George of 9216 Howland Road, Laurel Maryland, representing the North Laurel Civic Association stating her concerns regarding traffic as well as increased development in the neighborhood.

Ken Goldberg of 9517 Jeanne Court, Laurel Maryland, spoke in opposition of the plan stating his concerns regarding traffic as well as the decline of the scenic road.

Alok Singh of 8622 Sunbeam Place, Laurel, Maryland, stated that his property would be immediately adjacent to the project and that the developer has worked to put in a tree buffer.

Motion:

Mr. Alexander moved to recommend approval as amended with specific attention to issues raised on traffic and for the County to look at Gorman Road issues. Mr. Rosenbaum seconded the motion.

Discussion:

Mr. Alexander stated that the developer is trying to improve the road issues before the project is built.

Mr. Rosenbaum stated that the petitioner demonstrated with plan modification to accommodate the increase in units and that the County should look in to other issues regarding Gorman Road.

Ms. Dombrowski stated that the petition complied with Planning Board criteria and that the planned road improvements would address citizen concern.

Mr. Grabowski stated that the amended plan does not change the outside of the buildings.

Vote:

4 Yea 0 Nay. The motion was carried.

SITE DEVELOPMENT PLANS

SDP-06-124 Minstrel Way, LLC

Presented By:	Mike Antol
Petition:	For approval of a site development plan for the construction of a bank (Chevy Chase Bank) on 2.171 acres of land zoned New Town Employment Center, Industrial Land Use, in accordance with Final Development Plan Phase 55. The subject site is located in the south side of Snowden River Parkway, approximately 600 feet west of Broken Land Parkway, in the Sixth Election District of Howard County Maryland.
DPZ Recommendation:	Approval
Petitioner's Representative:	Richard Talkin, Esq.

Mr. Antol gave a brief overview of the proposed plan explaining the zoning history of the subject site as well as the history of the adjacent parcel.

Mr. Talkin stated that the plan conforms to the Final Development Plan.

Motion:

Ms. Dombrowski moved to approve the staff report for SDP-06-124 and Mr. Alexander seconded the motion.

Discussion:

Ms. Dombrowski stated that the petitioner meets the criteria and was very pleased with the additional parking.

Mr. Rosenbaum stated that the plan is an improvement over what previously existed on the site.

Mr. Grabowski stated his agreement with the Board.

Vote:

4 Yea 0 Nay. The motion was carried.

Mr. Grabowski opened the public hearing at approximately 8:53 p.m.

PUBLIC HEARING – FY 2008 CAPITAL PROJECTS

C0282 FY 2001 Government Service Campus

Mr. Lafferty explained that the government campus came into the process late and that the demand for office space is outgrowing the building. He stated the request for funds is to provide for designing and engineering and that an agreement has been made with COPT for construction of the facility. He stated that part of the revenue will come from sales of existing County owned property and that the staff recommends High Priority for this project.

Mr. Rosenbaum asked if the County had reviewed other sites for expanding the campus. Mr. Lafferty explained that Gateway was looked at and that the site was not sufficient.

Worksession

The Board agreed that a new campus would be a considerable enhancement to citizen services.

Motion:

Ms. Dombrowski moved to recommend the project for high priority and to encourage green building. Mr. Rosenbaum seconded the motion.

Vote:

4 Yea 0 Nay. The motion was carried.

M0537 FY 2008 Belmont Conference Center

Mr. Lafferty explained the County Executive's request to transfer the funds for Belmont from Recreation and Parks to the Community College and to add additional funds for acquisition and maintenance of Belmont in order to enhance the ability of the College to carry out educational programs.

Mr. Dale Schumacher stated he was testifying under protest due to the meeting not being properly advertised. He spoke in opposition of the project stating his concerns that outstanding legal issues have not been resolved regarding the subject property. He also stated that current property zoning prohibits Belmont from operating as a commercial business.

Ms. Cathy Hudson of 6018 Old Lawyers Hill Road spoke in opposition of the plan and stated that she was testifying under protest due to the Planning Board meeting not being properly advertised. Ms. Hudson stated her objection to the project and requested that the Board strongly deny the request.

Ms. Grace Kubofcik, representing the League of Women Voters spoke in opposition to the project urging the Planning Board to deny funding.

Mr. Bennett Chalms spoke in opposition to the project and asked the Board to deny funding until current legal issues are resolved.

Mr. Bob Sippel, representing Grovemont Association, asked the Board to deny funding for the project.

Mr. Nick Williams spoke in opposition of the project stating his concerns with increased development as well as unresolved issues regarding the conservation easements.

Alan Ullberg spoke in opposition to the project stating that he was the advisor for the original Rockburn Land Trust. Mr. Ullberg also stated that the State of Maryland originally insisted on easements on the Belmont property. He asked the Board to deny funding for the project.

Mr. Jim Truby of 4821 Manor Lane spoke in support of the project and explained the plans the College had for Belmont.

Mr. Grabowski closed the public hearing at approximately 10:02 p.m.

Worksession:

Mr. Alexander stated that the project was not a health or safety issue and that the Board needs more time to review as other questions need to be answered.

Ms. Dombrowski stated that the original request for funding was denied and that the Board needs to be consistent. She stated that last year the same project was in the budget with the funds going to Recreation and Parks, which was a safeguard on development of the property. She stated her belief that the project should not get funding and the funds be redistributed to Recreation and Parks.

Mr. Grabowski stated his agreement that the Barn at Belmont needs to be renovated, however he did not agree with funding for acquisition due to concerns regarding loss of control of the property. He stated he could support a high priority recommendation for construction funds, however he did not support acquisition funding at all.

Mr. Rosenbaum stated that the Hospitality/Culinary program at the Community College is a good program, however the Educational Foundation needs to step up with funding.

Motion:

Mr. Rosenbaum moved to recognize that the process had not been followed for adequate notification to the public for the Planning Board hearing for tonight and that in the future adequate notification procedures need to be followed. Ms. Dombrowski seconded the motion.

Vote:

4 Yea 0 Nay. The motion was carried.

Motion:

Ms. Dombrowski moved to continue the Board's decision of no funding for acquisition. Mr. Rosenbaum seconded the motion.

Vote:

2 Yea 1 Nay. The motion was carried with Mr. Grabowski dissenting and Mr. Alexander abstaining from the vote.

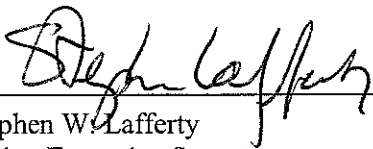
Motion:

Mr. Rosenbaum moved to recommend no funding for improvements to the Carriage House and Barn in the operating budget and restore the funds to Parks and Recreation budget with the previous stipulations. Ms. Dombrowski seconded the motion.

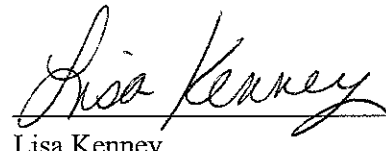
Vote:

4 Yea 0 Nay. The motion was carried.

THERE BEING NO FURTHER BUSINESS, THE PLANNING BOARD ADJOURNED AT APPROXIMATELY 10:40 P.M.



Stephen W. Lafferty
Acting Executive Secretary



Lisa Kenney
Recording Secretary



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